



Kevin Terry - WPXWA &lt;kevin.terry@gsa.gov&gt;

**RE: SEC P1 warehouse**

1 message

(b) (6) (b) (6) @douglasdev.com&gt;

Mon, Apr 4, 2022 at 4:56 PM

To: Todd Valentine - PRAA-C <todd.valentine@gsa.gov>, (b) (6) (b) (6) @douglasdev.com>, Kevin Terry - WPXWA  
 kevin.terry@gsa.gov

Todd – We had a call earlier today with HOK to discuss the comments/markups from SEC. Couple items needed for us to finalize the proposal

- Can you confirm SEC/GSA is ok with the ~10'-3" slab to underside of slab?
- Proceed with the SF shown in the attached?

As for the PH relocation, the design team is pulling together a proposal for that effort now. I am pushing them for a proposal this week

Thank you,

(b) (6)

**From:** Todd Valentine - PRAA-C <todd.valentine@gsa.gov>

**Sent:** Monday, April 4, 2022 4:52 PM

**To:** (b) (6) (b) (6) @douglasdev.com ; (b) (6) @douglasdev.com ; Kevin Terry - WPXWA  
 <kevin.terry@gsa.gov>

**Subject:** Fwd: SEC P1 warehouse

(b) (6)

Are you guys available tomorrow or Wednesday to discuss SEC's more recent wish list for the lower level storage space? The previously mentioned 13,800 ABOASF is closer to 19,800 ABOASF (see attached). We want you to be able to give us a proposal to pick up this storage space with you guys providing a "hell" for the various storage area, and we'll of course pay for the showers or other special buildout from the TIA. We also want you to include details for swapping the rooftop space in Building 3 to Building 1 as previously discussed. Coming to some sort of agreement on terms sooner rather than later would go a long way towards getting SEC's cooperation on other issues. Let me know when you're available to discuss

----- Forwarded message -----

**From:** Jared McGrath - WPIC <jared.mcgrath@gsa.gov>

**Date:** Fri, Apr 1, 2022 at 4:28 PM

**Subject:** SEC P1 warehouse

**To:** (b) (6) (b) (6) @douglasdev.com>, (b) (6) @am.jll.com>, (b) (6) seph  
 <(b) (6) @am.jll.com>, (b) (6) @hok.com> (b) (6) hok.com>

**Cc:** (b) (6) @imecgroupinc.com>, Eric Albrecht - WPIA <eric.albrecht@gsa.gov>, Jeff McGowan - WPIC  
 jeffrey.mcgowan@gsa.gov, Peter Arey - WPIF peter.arey@gsa.gov, (b) (6)

(b) (6) @impactgrouppllc.net>, Kevin Terry - WPXWA <kevin.terry@gsa.gov>, Todd Valentine - PRAA-C <todd.valentine@gsa.gov>, Samantha Dunsten - PRAA-C <samantha.dunsten@gsa.gov>

Drew, Team,

See attached and below comments from SEC regarding the P1 warehouse space. Please review and provide feedback for further discussion.

### General Comments

1. Racking is like parking; the many bump outs and narrow sections proposed are not efficient space from a user perspective.
2. Given that the ceiling height is limited further than expected due to the shift from what was shown in the test fit (P1 floor to floor is 13' in the test fit versus the 11' in the new design), some expansion of the warehouse footprint may be appropriate, particularly if the trade-off is in tandem spots and/or otherwise dead-end space.
3. The design concept proposed has a stairwell in the middle of bike storage; SEC bike storage must be secure, and there should be a way to go from the bike storage to the showers to the passenger elevators to the main lobby without transiting through the secure warehouse or walking almost entirely around the garage.
4. The passenger elevators to the lobby could be more safely accessible from the north side if circulation ran past bike storage and showers through what is now tandem parking.
5. We have multiple groups who need separate, secure storage – including the UPS/DAS equipment, which could perhaps work in one of the blocks labelled "IT Storage" on the attached concept we worked up during our internal discussions.
6. Assuming the tandem parking spots are eliminated, the ten spots closest to the passenger elevator above where we are showing bike storage and showers may be appropriate for the ten government lease spots, none of which should be tandem, stacked or compact, and all of which should be "roughly equivalent".

### Related Questions

- 1 We notice that there seems to be no provision for EV charging stations. Is DC Code silent on that?
- 2 We have not discussed floor loading; please advise if there are constraints (i.e., structure shortfalls to meet standard warehousing and/or UPS equipment loads) we need to be aware of when evaluating the suitability of the space.

To serve as a basis for discussion/consideration, SEC marked up a clip of the proposed warehousing area as a concept that would seem to better meet the SEC's needs and improve the overall flow of the garage.

### **Jared McGrath, FAC-P/PM, CEM, LEED AP**

Senior Construction Manager

General Services Administration

Public Buildings Service | National Capital Region

Office of Design and Construction (WPIC) | Lease Projects Division

1800 F Street NW, Suite 4200, Washington, DC 20006

(b) (6) (mobile) | 202.969.5527 (desk)

[jared.mcgrath@gsa.gov](mailto:jared.mcgrath@gsa.gov)

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**Todd Valentine, Senior Managing Director (Contractor)**

[Todd.Valentine@gsa.gov](mailto:Todd.Valentine@gsa.gov)

202-624-8531 Office

**(b) (6)** Cell

GSA Broker Services Contractor: Savills Inc.

Broker Services Contract Numbers: GS-00-10-BQ-D-0003;

GS-00-P-15-BQ-D-7010; and 47PA0520D0001

[1201 F Street NW, Suite 500](#)

[Washington, DC 20004](#)

[www.savills.us](http://www.savills.us)

202-624-8555 Fax



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**SEC - Grage Storage Concept Plan\_2022 0330.pdf**  
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